

BEND LANDMARKS COMMISSION
City Hall 710 NW Wall Street, Bend Oregon 97701
Phone: (541) 617-4524 hkennedy@ci.bend.or.us

MINUTES

Tuesday March 15, 2016 6:00 p.m.
Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

BEND LANDMARKS COMMISSION

Voting

Commissioners:

Robin Vora	<i>Present for a portion of the meeting</i>
Janel Chapman, Secretary	<i>Present</i>
Heidi Slaybaugh, Chair	<i>Present</i>
Jerry Sebestyen	<i>Excused</i>
Bill Olsen	<i>Present</i>

Alternate

Commissioners:

Paul Claeysens	<i>Present</i>
Jason S. Offutt	<i>Excused</i>

Staff Present:

Heidi Kennedy *Senior Planner-Bend*

REGULAR MEETING (6:00 PM)

Note: Public Presentations and Oral Testimony may be limited to five minutes.

1. Call to Order/ Roll Call.
2. General comments and questions from the public. (Topics not on agenda). None.
3. Approval of Minutes from February meeting.

Commissioner Claeysens made a motion to approve the February minutes.
Commissioner Chapman seconded the motion. All present approved the motion.

4. PUBLIC HEARING: PZ-16-0136

Applicant/Owner: Tom Carson and Heather Hanst

Address: 614 Delaware Avenue

Request: The applicant is seeking approval to remodel the main dwelling on the property. The proposed alteration work includes making repairs in kind due to fire damage, replacing vinyl windows and constructing a 195 square foot addition along the west elevation of the home.

A public hearing was held for PZ-16-0136. Commissioner Slaybaugh read the preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0136. None were declared and no challenges from the audience were received. Staff presented a brief staff report. The Commissioners had no questions for staff.

Commissioner Slaybaugh asked that the applicant's representatives provide testimony in support of the application proposal. Testimony was received from the applicant's representatives. Commissioners asked questions of the applicant's representatives. Additional testimony was received from Ms. Nunzie Gould regarding the application proposal. The applicant's representative provided closing comments. Commissioner Slaybaugh asked if there were any other questions of staff. Staff had no additional comments. The hearing was closed and the Commissioners deliberated on the application request. Commissioner Claeysens made a motion to approve with the following conditions listed below. Commissioner Slaybaugh offered some friendly amendments or modifications to the motion. Commissioner Olsen seconded the motion with the amendments. All the Commissioners present voted in favor of the amended motion.

DECISION: *The Landmarks Commission approves the proposed alterations subject to the following conditions:*

#1. *The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.*

#2. *The applicant shall submit additional deck information including proposed height and setbacks to property lines for the decks on both sides of the dwellings (east and west) at the Planning Division staff for review and approval prior to Building Permit submittal.*

#3. *If the removal of additional fire damaged material other than what is proposed with this application is required, the material shall be documented through photographs and the modifications to the approved plans shall be submitted to the Planning Division staff for review and approval.*

#4. *The proposed new roof shall be an asphalt, composition, shingle roof.*

#5. *The applicant shall submit a revised west elevation for the building addition to the Planning Division staff for review and approval prior to Building Permit submittal. The west elevation addition revision shall include a window reconfiguration and a modification to the window proportions.*

5. PUBLIC HEARING: PZ-16-0150

Applicant/Owner: Hummingbird Fund LLC

Address: 360 NW Georgia

Request: The applicant is seeking approval to remodel the existing dwelling on the property. The proposed alterations include 3 windows with clad, wood windows and replacing the front metal door with a new wood door.

A public hearing was held for PZ-16-0150. Commissioner Slaybaugh identified that the applicants for this hearing were in the room and heard the reading of the preliminary statement for the previous hearing. The applicants acknowledged hearing the full statement. Commissioner Slaybaugh read an abbreviated preliminary statement hearing and asked Commissioners if they had any prehearing contacts,

biases, conflicts of interest to disclose regarding the public hearing application PZ-16-0150. None were declared and no challenges from the audience were received. Staff provided a brief staff report. The Commissioners had no questions for staff. Commissioner Slaybaugh noted that Commissioner Vora joined the Commission at 6:55. Commissioner Slaybaugh asked that the applicants provide testimony in support of the application proposal. Testimony was received from the applicant. Commissioners asked questions of the applicant. Additional testimony was received from Ms. Nunzie Gould regarding the application proposal. The applicant provided closing comments. Commissioner Slaybaugh asked if there were any other questions of staff. Staff had no additional comments. The hearing was closed and the Commissioners deliberated on the application request. Commissioner Olsen made a motion to approve with the following conditions listed below. Commissioner Claeysens seconded the motion with the amendments. All the Commissioners present voted in favor of the motion.

LANDMARKS COMMISSION DECISION: *With regards to the proposed modifications including new windows and a new front door, the Landmarks Commission approves the proposed modifications with the following conditions:*

CONDITIONS:

#1. *The applicant shall submit a standard details checklist to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.*

#2. *The applicant shall provide a window inventory for each of the windows and the door that will be replaced. This inventory shall include detailed dimension information on the original window and door openings, interior and exterior photographs of the vinyl windows and door that were recently installed in the building, a drawing of the building numbering each of the three windows and door. The corresponding Jeldwen window and door cut sheet information shall be numbered to correspond to the window locations on a site plan. The window and door inventory shall be submitted to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.*

- 6. COMMUNICATIONS:** Staff briefly discussed the restoration grant and detailed the public notice for the program. The second month using the disclaimer included with staff reports. Commissioner Slaybaugh discussed Preservation Month and mentioned all the scheduled events. Nunzie Gould recommended a presentation to the Builders Association and asked if someone is interested in two homes that are getting moved on Galveston Avenue.
- 7.** Commissioner Slaybaugh adjourned the meeting. Meeting Adjourned at 7:45 P.M.